

Record & Return to:
Assurance Title Services, LLC
35 James Street
Newark, NJ 07102
973-643-7500
ATS-2791

Prepared by:


Demetrice R. Miles, Esq.

DEED

This Deed is made on July 20, 2018

BETWEEN the **HOUSING AUTHORITY OF THE CITY OF NEWARK**, whose mailing address is 500 Broad Street, Newark, New Jersey 07102, referred to as the Grantor, and **BURNET STREET FACILITY, LLC**, whose mailing address is 10 Great Oak Drive, Short Hills, New Jersey 07078, referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. The transfer is made for the sum of **FIVE MILLION ONE HUNDRED THOUSAND** and 00/100 **DOLLARS (\$5,100,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of Newark, County of Essex, State of New Jersey, Block 44 Lot 51, commonly known as 28-34 Burnett Street.

Property. The property consists of the land and all the buildings and structures on the land in the City of Newark, County of Essex and State of New Jersey, as more particularly described in Schedule A, attached hereto and incorporated herein by reference; along with Grantor's rights, title and interest, in and to the bed of any public road or vacated public road abutting, adjacent to or crossing the property.

BEING the same premises conveyed to the Housing Authority of the City of Newark by Deed from the State-Operated School District of the City of Newark a/k/a Board of Education of Newark a/k/a City of Newark Board of Education a/k/a Newark Board of Education and a/k/a Newark Public Schools, dated November 16, 2017 and about to be recorded in the Essex County Register's Office simultaneously herewith.

BEING also the same premises conveyed to the Housing Authority of the City of Newark by Deed from the City of Newark Board of Education dated June 30, 2016 and about to be recorded in the Essex County Register's Office simultaneously herewith.

Type of Deed. This Deed is called a Bargain and Sale Deed with Covenants as to Grantor's Acts.

60958-134: 797411.1

Promise by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. The promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). The promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

This conveyance is made subject to all easements, covenants, restrictions and agreement of record; if any, zoning and ordinances, land use regulations and requirements of the City of Newark, and all facts that an accurate survey and physical inspection of the property may disclose.

Signatures. The Grantor signs this Deed as of the date at the top of this page.

ATTEST:

HOUSING AUTHORITY OF THE
CITY OF NEWARK

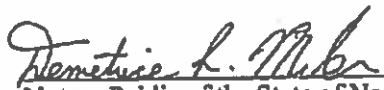

NAME: Yelina Martinez
TITLE: Executive Assistant

By: 
NAME: Victor Cirilo
TITLE: Executive Director

Not Certified Copy

STATE OF NEW JERSEY :
: SS.
COUNTY OF ESSEX :

BE IT REMEMBERED, that on July 20, 2018, before me, the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6.1, personally appeared Victor Cirilo, who, I am satisfied, is the Executive Director of the Housing Authority of the City of Newark, the grantor named herein, and is the person named in and who executed the within Instrument as the act and deed of said grantor, for the uses and purposes therein expressed; that such person certified that the full and actual consideration paid or to be paid for the transfer of title is \$5,100,000.00.


Notary Public of the State of New Jersey
or
An Attorney at Law of the State of New Jersey
Demetrice R. Miles, Esq.

60956-134: 797411.1

Record & Return to:
Assurance Title Services, LLC
35 James Street
Newark, NJ 07102
973-643-7500
ATS-2662

Prepared by:


Leah Sandbank, Esq.
McManimon, Scotland & Baumann, L.L.C.
75 Livingston Avenue, 2nd Floor
Roseland, New Jersey 07068

DEED

This Deed is made as of the 25th day of September, 2018

BETWEEN

BURNET STREET FACILITY, LLC, a New Jersey limited liability company, having an address at 10 Great Oak Drive, Short Hills, New Jersey 07078, referred to as the "Grantor,"

AND

THE FRIENDS OF MARION P. THOMAS CHARTER SCHOOL, A NEW JERSEY NON-PROFIT CORPORATION, having an address at c/o Reverend Garvey Ince, 370 South 7th Street, Newark, New Jersey 07103, referred to as the "Grantee".

The words "Grantor and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **TEN MILLION FOUR HUNDRED EIGHTY-EIGHT THOUSAND and 00/100 (\$10,488,000.00) DOLLARS**. The Grantor acknowledges receipt of such consideration.

Tax Map References. Block 44, Lot 51.

All as shown on the official tax maps of the City of Newark, County of Essex, New Jersey, a consolidated metes and bounds description of which is annexed hereto as **Exhibit A** and incorporated herein by reference.

Property. The property consists of certain land and all the buildings and structures on such land in the City of Newark, County of Essex, State of New Jersey together with all easements, rights-of-way and appurtenances belonging and inuring to the benefit of such land and Grantor's right, title and interest, if any, in the bed of any street adjoining such land.

Governing Law. This Deed shall be governed by, and construed in accordance with, the laws of the State of New Jersey, without regard to principles of conflicts or choice of laws or any other law that would make the laws of any other jurisdiction other than the State of New Jersey applicable hereto.

2662E103

64632-003: 805757.1

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

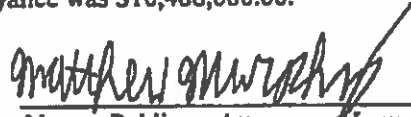
BURNET STREET FACILITY, LLC

By: 
Ian J. Mount, Member

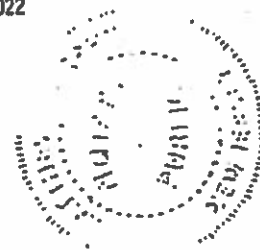
STATE OF New Jersey)
): ss.
COUNTY OF Essex)

I CERTIFY that on September 21, 2018, Ian J. Mount personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as the Member of BURNET STREET FACILITY, LLC, the entity named in this instrument;
- (c) signed this instrument as the act of the entity; and
- (d) that the total consideration for the conveyance was \$10,488,000.00.


Notary Public or Attorney-at-Law

MATTHEW MURPHY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/20/2022



54832-003: 805757.1

Record & Return to:
Assurance Title Services, LLC
35 James Street
Newark, NJ 07102
973-643-7500
ATS- 2740A

Prepared by:


Karl P. Kemm, Esq.

DEED

This Deed is made on October 4, 2017

BETWEEN the HOUSING AUTHORITY OF THE CITY OF NEWARK, whose mailing address is 500 Broad Street, Newark, New Jersey 07102, referred to as the Grantor, and the **CLINTON AVENUE FACILITY, LLC**, whose mailing address is 125 Sussex Avenue, Newark, New Jersey 07103, referred to as the Grantee. The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. The transfer is made for the sum of **ONE MILLION and 00/100 DOLLARS (\$1,000,000.00)**. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of Newark, County of Essex, State of New Jersey, Block 3024, Lot 5, commonly known as 534-544 Clinton Avenue.

Property. The property consists of the land and all the buildings and structures on the land in the City of Newark, County of Essex and State of New Jersey, as more particularly described in Schedule A, attached hereto and incorporated herein by reference.

BEING the same premises acquired by the Housing Authority of the City of Newark, by deed from the City of Newark Board of Education, dated June 30, 2016 being recorded immediately prior to this Deed.

AND BEING the same premises acquired by the Board of Education of Newark, by deed from The City of Newark, dated September 5, 1968, recorded September 16, 1968 in the Essex County Clerk's/Register's Office in Deed Book 4285, Page 1170. Excepting so much of the subject parcel, if any, as was conveyed by the Board of Education of Newark in the County of Essex to City of Newark via Book 4742, Page 382, recorded 2/11/1982 in the Essex County Clerk's/Register's Office

Type of Deed. This Deed is called a Bargain and Sale Deed with Covenants as to Grantor's Acts.

Promise by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. The promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6).

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The promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

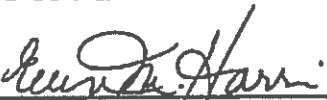
This conveyance is made subject to all easements, covenants, restrictions and agreement of record; if any, zoning and ordinances, land use regulations and requirements of the City of Newark, and all facts that an accurate survey and physical inspection of the property may disclose

Signatures. The Grantor signs this Deed as of the date at the top of this page.

ATTEST:

HOUSING AUTHORITY OF THE
CITY OF NEWARK



NAME: KARL P. KEMM
TITLE: ATTORNEY

By: 
NAME: Ellen M. Harris
TITLE: Interim Executive Director

STATE OF NEW JERSEY :
: SS.
COUNTY OF ESSEX :


Not Certified Copy

BE IT REMEMBERED, that on October 4, 2017, before me, the subscriber, an officer duly authorized pursuant to N.J.S.A. 46:14-6.1, personally appeared Ellen M. Harris, who, I am satisfied, is the Interim Executive Director of the Housing Authority of the City of Newark, the grantor named herein, and is the person named in and who executed the within Instrument as the act and deed of said grantor, for the uses and purposes therein expressed; that such person certified that the full and actual consideration paid or to be paid for the transfer of title is \$1.00.


~~Notary Public of the State of New Jersey~~
or
An Attorney at Law of the State of New Jersey

Record & Return to:
Assurance Title Services, LLC
35 James Street
Newark, NJ 07102
973-643-7500
ATS-2882

Prepared by:


Leah Sandbank, Esq.
McManimon, Scotland & Baumann, L.L.C.
75 Livingston Avenue, 2nd Floor
Roseland, New Jersey 07068

DEED

This Deed is made as of the 25th day of September, 2018

BETWEEN

CLINTON AVENUE FACILITY, LLC, a New Jersey limited liability company, having an address at 10 Great Oak Drive, Short Hills, New Jersey 07078, referred to as the "Grantor,"

AND

THE FRIENDS OF MARION P. THOMAS CHARTER SCHOOL, A NEW JERSEY NON-PROFIT CORPORATION, having an address at c/o Reverend Garvey Ince, 370 South 7th Street, Newark, New Jersey 07103, referred to as the "Grantee".

The words "Grantor and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **FIVE MILLION FOUR HUNDRED FIFTEEN THOUSAND FOUR HUNDRED and 00/100 (\$5,415,400.00) DOLLARS.** The Grantor acknowledges receipt of such consideration.

Tax Map References. Block 3024, Lot 5.

All as shown on the official tax maps of the City of Newark, County of Essex, New Jersey, a consolidated metes and bounds description of which is annexed hereto as Exhibit A and incorporated herein by reference.

Property. The property consists of certain land and all the buildings and structures on such land in the City of Newark, County of Essex, State of New Jersey together with all easements, rights-of-way and appurtenances belonging and inuring to the benefit of such land and Guarantor's right, title and interest, if any, in the bed of any street adjoining such land.

Governing Law. This Deed shall be governed by, and construed in accordance with, the laws of the State of New Jersey, without regard to principles of conflicts or choice of laws or any other law that would make the laws of any other jurisdiction other than the State of New Jersey applicable hereto.

2882E104

54832-003: 805760.1

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

CLINTON AVENUE FACILITY, LLC

By: _____

Ian J. Mount, Member

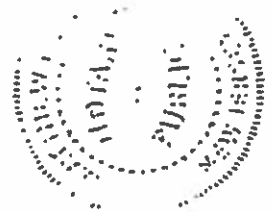
STATE OF New Jersey)
) : ss.
COUNTY OF Essex)

I CERTIFY that on September 21, 2018, Ian J. Mount personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as the Member of CLINTON AVENUE FACILITY, LLC, the entity named in this instrument;
- (c) signed this instrument as the act of the entity; and
- (d) that the total consideration for the conveyance was \$5,415,400.00.

Matthew Murphy
Notary Public or Attorney-at-Law

MATTHEW MURPHY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/20/2022



54632-003: 805760.1